



**Haines Borough
Planning Commission Meeting
July 9, 2015
MINUTES**

Approved

1. **CALL TO ORDER/PLEDGE TO THE FLAG** – Chairman **Goldberg** called the meeting to order at 6:30 p.m. in Assembly Chambers and led the pledge to the flag.

2. **ROLL CALL** – **Present:** Chairman Rob **Goldberg**, Commissioners Lee **Heinmiller**, Heather **Lende**, Brenda **Josephson**, Rob **Miller**, and Don **Turner III**. **Absent:** Robert **Venables**.

Staff Present: Jan **Hill**/Mayor, and Tracy **Cui**/Planning and Zoning Technician III

Also Present: Mike **Case** (Assembly liaison), Karen **Garcia** (CVN), Jessica **Edwards**, Sean **Copeland**, Ron **Jackson**, Kathryn **Friedle**, John **Brower**, Steve **Fossman**, Cindy **Jackson**, Tresham **Gregg**, and others.

3. **APPROVAL OF AGENDA**

Lende suggested adding "Harbor Expansion Project" in the agenda as 10D2.

Motion: **Heinmiller** moved to "approve the agenda as amended." **Miller** seconded it. The motion carried unanimously.

4. **APPROVAL OF MINUTES** – May 14, 2015 and June 11, 2015 Regular Meeting Minutes

Motion: **Heinmiller** moved to "approve the May 14, 2015 and June 11, 2015 minutes as amended." **Turner** seconded it. The motion carried unanimously.

5. **PUBLIC COMMENTS**

6. **CHAIRMAN'S REPORT**

Goldberg said he attended the Picture Point Design Committee meeting. He briefed the current status of the project.

7. **STAFF REPORTS**

A. Planning & Zoning Staff Report

Cui reported monthly permits, enforcement orders, and updates on projects.

8. **PUBLIC HEARINGS**

A. Southeast Alaska State Fair – Recreational Climbing Tower Variance Proposal

Goldberg opened the public hearing at 6:50 p.m.

Goldberg closed the public hearing at 6:51 p.m.

Motion: **Lende** moved to "approve the Southeast Alaska State Fair recreational climbing tower height variance proposal." **Miller** seconded it. The motion carried unanimously.

9. **UNFINISHED BUSINESS** – None

10. **NEW BUSINESS**

A. Historic District/Building Review

1. Sean Copeland – Exterior Stairs and Attic Office Space – 34 Blacksmith Street

Motion: **Lende** moved to “approve the proposed exterior stairs and attic office space.” **Miller** seconded it. The motion carried unanimously.

B. Haines Borough Code Amendments

1. Temporary Residence in HBC 18.60.020(H)

Cui said the proposed ordinance allows a temporary dwelling to be occupied during construction of a permanent residence. After reviewing the ordinance, staff believe that a temporary residence permit should also be considered for the purpose of providing temporary housing to individuals engaged in commercial projects.

The commission would like to see the actual language before the commission votes on it. **Cui** said she will work on revising the ordinance and bring it back to the commission at the next regular meeting.

2. On-Site Wastewater System

Goldberg said the existing code requires a developer to provide a DEC written approval of the on-site wastewater system design prior to permit approval. However, DEC acknowledged that installation of a conventional on-site wastewater system does not need a plan approval. The Borough code needs to be amended.

Cui said she attended a teleconference with several DEC staff. She was told that the state statute allows conventional on-site wastewater treatment systems to be installed without prior plan approval by DEC, if the system is installed by a certified installer or under the direction of a registered engineer. Unfortunately, there are no certified installers in Southeast Alaska.

Turner said that it seems like DEC staff interpret regulations a lot differently. DEC used to require every septic system in Southeast Alaska to be engineered. He said it may cause problems if we allow building permits to be issued without DEC’s approval.

Miller suggested the code be amended to allow approval with the submission of a wastewater treatment design from a licensed engineer or certified installer.

Goldberg said he will work with **Cui** to draft an ordinance.

C. Project Updates – None

D. Other New Business

1. Lowering Speed Limit on Mud Bay Road

Goldberg said this item is up for discussion at the request of Ann Marie Fossman. Mud Bay Road is a state-maintained road. The commission has no authority to reduce the speed limit on state-owned roads. DOT has not been very responsive to the Borough. However, he welcomed public comments.

Several citizens spoke in favor of this request. They hoped the commission would support this petition, and write a recommendation letter to the state.

Cindy Jackson disagreed about lowering the speed limit to 20 mph. She thinks 30 mph is a reasonable speed. She pointed out that speeding is an enforcement issue.

Goldberg suggested residents talk to DOT representative Matt Boron and the Police Chief.

Lende spoke in favor of lowering the speed limit. She said this is a real discussion of planning. As the sole planning body, the commission should weigh in on this request. She pointed out the petition area is zoned single residential, which is to provide for and protect areas for low density, individual home sites and quiet residential use.

Turner said Small Tracts Road has twice as many houses as Mud Bay Road does, and most of the houses are close to the road. He thinks it is not practical to push the traffic to a more congested area.

Miller said if the commission wants to deal with this issue, it should be dealt as a whole. Property owners that live on Small Tracts Road and Mud Bay Road in the petition area should be invited to comment. He pointed out that Mud Bay Road is signed as a preferred route.

Josephson said it sounds like an enforcement issue. She would not encourage the commission to write a recommendation letter to the state.

More discussion ensued.

Goldberg said he will schedule this topic on the next meeting's agenda. He will invite the Police Chief, DOT staff, and the Chairman of the Public Safety Committee. The public will also be invited to attend and comment at the meeting.

2. Harbor Expansion Project

Lende asked about the meeting scheduled on July 13.

Case said that meeting is not about the harbor expansion. It is intended to be an initial meeting to receive and discuss input on the aesthetic design elements of the waterfront.

Lende said she would like to request the Borough provide the public with copies of artistic renderings of the project.

11. **COMMISSION COMMENTS** - None

12. **CORRESPONDENCE** - None

13. **SET MEETING DATES**

A. Regular Meeting—Thursday, August 13, 2015.

14. **ADJOURNMENT**— 8:20 p.m.